

# Preliminary Assessment Report

## Project 3021854, 1201 AMGEN CT W

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**Assessment Completed:** 10/19/2015

**Project Description:** Land Use Application for environmental review of construction of up to four 4-story buildings (65 foot structure height) and two single-story buildings, expansion of three existing buildings, and a parking garage expansion, together with associated grading and demolition. The proposed additions would total up to 1,230,000 square feet of office space and 2,070 parking spaces, for a total of up to 1,900,000 square feet of office space and 3,300 parking spaces on site. Proposed development includes a Major Phased Development. An Environmental Impact Statement will be prepared.

**Primary Applicant:** [Michael Stanley](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### DPD Drainage Requirements

Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

#### DPD Land Use Requirements

Christopher Amba Ndifon, (206) 233-7938, [christopher.ndifon@seattle.gov](mailto:christopher.ndifon@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Christina Legazpi, (206) 684-5279, [christina.legazpi@seattle.gov](mailto:christina.legazpi@seattle.gov)

#### Seattle Public Utilities Requirements

Lan Chau, (206) 727-3584

### Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **DPD Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: Opposite 1425 Elliott Ave W

Sanitary sewer main size: 12-Inch

Storm drainage main location: Private Onsite Mains

Storm drainage main size: Varies

Combined sewer main location: W Prospect St Extension

Combined sewer main size: 12-Inch

#### **Drainage**

The drainage point of discharge (SMC 22.805.020) is located at: Other. Private Onsite Storm Mains

#### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

Submit a [Standard Drainage Control Plan for Small Projects](#) including the [Green Stormwater Requirement Calculator](#).

For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

#### **Water Quality**

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 B). Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing this project shall: provide a basic treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

#### **Wastewater**

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

#### **Permanent and Temporary Dewatering**

Per SMC 21.16.110, the proposed project requires a separate Side Sewer Permit for Temporary Dewatering based on the following: one acre or greater of land disturbing activity. Construction is one acre or greater of land disturbing activity ([Department of Ecology Stormwater Construction Permit](#)).

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following:  
Other. Private Onsite Storm Mains

#### **Side Sewer**

A core tap performed by SPU is required for a public main located on private property. The side sewer permit must be obtained by a [Registered Side Sewer Contractor](#) (RSSC).

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

In order to reuse an existing side sewer, the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

## **DPD Land Use Code Requirements**

### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### **AMGEN CT W**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Other requirements: Does not appear to be City ROW.

#### **ALASKAN WAY W**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

#### **16TH AVE W**

Drainage may be required to be installed in the portion of right-of-way abutting this lot. Please contact SDOT for more information.

A vehicular turnaround/cul-de-sac is required when street or alley dead-ends at the property to be developed.

#### **W GALER ST**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

### **Land Use**

Based on the project scope. SEPA may be required. See DPD Director's Rule 12-2012 for more details (<http://web1.seattle.gov/dpd/dirrrulesviewer/>).

### **Other Requirements**

A presubmittal conference is required before submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site ([http://www.seattle.gov/dpd/Publications/Forms/Building Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **ALASKAN WAY W**

Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122).

Other requirements: There are underground high voltage lines and electrical facilities crossing Alaskan Way W and to the site. Before digging contact the Utilities Underground Location Center ("One-Call") at 1-800-424-5555 two business days in advance to locate and mark underground utilities, per State law (RCW 19.122). Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00.

#### **16TH AVE W**

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along 16th Ave W.

#### **W GALER ST**

Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark

underground utilities, per state law (RCW 19.122). There are underground high voltage lines and electrical facilities along W Galer St.

## **Notes to Applicant**

For new service, please contact the City Light Electrical Service Engineer several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Engineer should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Gerard Legall, 206-233-2172, [gerard.legall@seattle.gov](mailto:gerard.legall@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **Other Requirements**

- This City Light review should be considered general information. Existing infrastructure serving the site is unique to Amgen and non-standard for City Light. Easements may be required with the subdivision. Project site plans and details are not included with this application. City Light will need further review when new building plans are submitted. Please include SCL in design guidance meetings or pre-submittal conferences.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### **SDOT Permitting Information**

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

### **Street Improvement Requirements**

#### **AMGEN CT W**

Other requirements: Not public ROW.

#### **ALASKAN WAY W**

Other requirements: Not public ROW.

#### **16TH AVE W**

Roadway Widening: See Seattle Right of Way Improvements Manual (ROWIM) and the City's Standard Plans and Specifications.

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

New/replacement turnaround/cul-de-sac: See Seattle Right of Way Improvements Manual (ROWIM).

Street drainage collection may be required when street improvements are installed. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

#### **W GALER ST**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. Replace and restore as needed.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

### **Discretionary ROW Improvements**

Utilities such as poles, utility vaults, and fire hydrants may need to be relocated to accommodate your required street improvements. See Right of Way Improvement Manual (ROWIM) section 4.20 for clearance requirements.

## **SPU Requirements**

### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Roadway projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to DR GSI to MEF and DR Vol.3.

### **Stormwater Treatment**

No requirements

### **Other Requirements**

- Per PAR3021618, there are two combined sewers terminate on the west side of the railroad tracks and are available for sanitary discharge. Extension of the public combined sewers will not be allowed; applicant must provide at time of MUP plans intake sufficient easement for all parcels to access either or both of the noted combined sewer termini.

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business

licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).